

Proposed Ordinance 93 Hearing
June 6, 2005

The hearing for Ordinance 93 was called to order at 7:30 p.m. by John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Carol Ahmed, Omar Ahmed, Sharon Michael, Charles Michael, John Miknis, Eric Casanave, Gene Lauri, Robert Marserczek, Rick Bair, Tom Kulakowski, Todd Smith, and Renee Swancer.

It was noted that the township has not received any public comments on the proposed ordinance. The proposed ordinance was sent to the County Planning Office for their review and comments. Since those comments have not yet been received, action on this ordinance must be tabled.

The hearing was adjourned until June 20, 2005, the time being 7:35 p.m.

Sharon Royer, Sec.

Nittany Express, Inc.
Conditional Use Hearing
June 6, 2005

The Conditional Use hearing for Nittany Express was called to order at 7:37 p.m. by John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Carol Ahmed, Omar Ahmed, Sharon Michael, Charles Michael, Eric Casanave, Gene Lauri, Robert Marserczek, Rick Bair, Tom Kulakowski, Todd Smith, and Renee Swancer.

Mr. Casanave presented a sketch plan on the facility that Mr. Ahmed is proposing to build. It was noted that Mr. Ahmed has purchased Lot 27 in Airport Park and is proposing to build a 4,500 square foot building with a parking lot that will accommodate 189 vehicles. Mr. Ahmed plans on operating a shuttle service and a vehicle storage facility for airport travelers.

Discussion was held. Board members questioned Mr. Ahmed if he has been approached by the Centre County Airport Authority regarding selling his property. Mr. Ahmed indicated that he has not and plans to proceed with his business construction.

The Board noted that they planned to have a decision for their next meeting on June 20th.

The hearing was adjourned the time being 7:55 p.m.

Sharon Royer, Sec.

Benner Township Supervisors

June 6, 2005

The regularly scheduled meeting of the Benner Township Board of Supervisors was called to order at 8:00 p.m. by John Elnitski, Jr. with members James Swartzell and Dave Breon present. Also in attendance were Gene Lauri, Robert Marserczek, Rick Bair, Tom Kulakowski, Todd Smith, and Renee Swancer.

PERSONS TO ADDRESS THE BOARD

Tom Kulakowski/Opequon Hill: It was noted that all the remaining items for the Opequon Hill Subdivision Plan for Phase I have been addressed. All of the necessary easements were recorded. Mr. Breon moved to approve Phase I of the Opequon Hill Subdivision. Mr. Swartzell seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Gene Lauri/Centre County Prison: It was noted that the county has presented a Government Check in the amount of \$20,000 for the township to hold as surety for the remaining items that need to be completed at the County Prison site. It was noted that this amount has been reviewed by the Township's engineer and was found acceptable. Mr. Swartzell moved to accept the surety package. Mr. Breon seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Centre County Prison Final Land Development Plan: It was noted that since the surety package has been accepted, the plan is now ready for the Board's signatures. Mr. Breon moved to approve the Centre County Prison's Land Development plan. Mr. Elnitski seconded the motion.

Vote: Mr. Breon - yes Mr. Swartzell - yes Mr. Elnitski - yes

Rick Bair: Mr. Bair was present from the CPA firm of ParenteRandolph to present the Board with the Township's 2004 year end audit. After the audit was presented and gone over, Mr. Elntiski moved to accept the audit as presented. Mr. Breon seconded the motion.

Vote: Mr. Breon – yes Mr. Swartzell – yes Mr. Elnitski – yes

MINUTES

The minutes of May 23, 2005, were presented to the Board for their review and comments. Mr. Breon moved to approve the minutes as presented. Mr. Swartzell seconded the motion.

Vote: Mr. Breon – yes Mr. Swartzell – yes Mr. Elnitski – yes

BILLS

The bills of June 6, 2005, were presented to the Board for their review and approval. Mr. Elnitski moved to approve the bills as presented. Mr. Breon seconded the motion.

Vote: Mr. Breon – yes Mr. Swartzell – yes Mr. Elnitski – yes

ZONING OFFICER'S REPORT

Mrs. Swancer went over her report with the Board.

Mr. Breon noted he would like to see what can be done about cleaning up the Lohr property along SR550 where the race car is being kept. Mr. Breon also reported that he has heard that the Black's Home Sales home that was placed in Crestview has internal plumbing problems. He was told that the sewage plumbing from the second floor wasn't connected to the first floor.

OLD BUSINESS

Spring Township Agreement/Boundary Change: This item continues to be tabled.

Patton Township/Benner Township Boundary: This item continues to be tabled.

Beezer Hill Road Closure: This item continues to be tabled.

Parking Lot Paving: This item continues to be tabled.

Adelphia Franchise Fee Agreement Renewal: This item remains tabled until a renewal agreement is reached.

Nittany Valley Joint Planning Commission: No resolution has been received from Sue Hannegan yet concerning the Zoning Ordinance. Mr. Elnitski noted that he was told that the Department of General Services plans to be at the Joint Commission's meeting in July to do their presentation regarding the Rockview property.

Gruendler Planning Module: Tabled.

Principal Financial Group Contract Amendments: Mr. Swartzell noted that he had these documents reviewed by his financial advisor who found them to be standardized forms. Mr. Breon moved to approve and sign the contract amendments. Mr. Swartzell seconded the motion.

Vote: Mr. Breon – yes Mr. Swartzell – yes Mr. Elnitski – yes

Copier/Scanner/Printer: Tabled until another quote is received and another demonstration can be scheduled.

NEW BUSINESS

Gas (heating) provider: It was noted that the Township received two quotes for it heating gas. It was noted that in the past the Township worked out a contract with AmeriGas. Mr. Elnitski noted that AmeriGas has given the township a quote of the Mt. Belvieu terminal price + .40 for the period of one year. Heller's Gas is proposing fuel at \$1.09/gallon until July of 2006. Mr. Elnitski noted that he is recommending that the Township continue receiving its propane from AmeriGas. Mr. Swartzell noted that he would like to see a copy of Heller's contract before deciding on a provider. Mr. Elnitski noted that he would contact Heller's to see if they would give him a copy of their contract.

CORRESPONDENCE

The Board acknowledged receipt of the following correspondence:

1. Lot addition replot for SCBWA
2. Lot consolidation Proposal for Edward & Kristine Ranio
3. Landfill Opposition Meeting Notice
4. SBWJA Minutes of May 9, 2005
5. County Comment letter Re: Grove Subdivision/Lot addition

6. County Time Extensions
 - a. Benner Chiropractic Land Development
 - b. Final Plan for Nittany Glen Land Development
 - c. Centre County Prison Land Development
 - d. Preliminary Plan Graymont
7. Centre County Solid Waste thank you letter for participating in Household Hazardous Waste collection program
8. Notice that the Township's Hazard Mitigation Plan was approved
9. Letter from Adelphia Re: Comcast Communications buyout

ADJOURNMENT

The meeting was adjourned the time being 8:55 p.m.

Sharon Royer, Sec.